



# Long Range Planning – 2017 Annual Update



PLANNING &  
INSPECTIONS  
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# Long Range Section Activity

- Title 21 Smartcode development review
  - Regulating Plan Adjustments
  - Building Scale Plans
  - Zoning Verification, Legal Nonconforming, Sign Permit Review, etc.
- Annexation Requests
- GIS Projects
- Special Projects
- Research and Reporting
- Comprehensive plan implementation
  - Code amendments
  - Policy development and recommendations
  - Future Land Use Map revisions
  - Development recommendation/consultation
  - Study Area Plans

*"Delivering Outstanding Services"*



# Title 21 Smartcode

- Montecillo Single-Family
- TopGolf





# Special Projects

- Sun City Lights
  - Cincinnati Street Improvements



*"Delivering Outstanding Services"*





# Cohen Stadium Reuse Charrettes



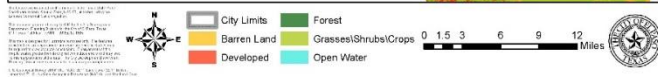
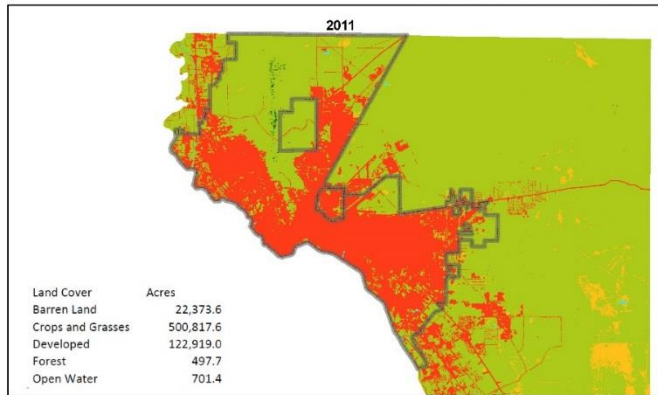
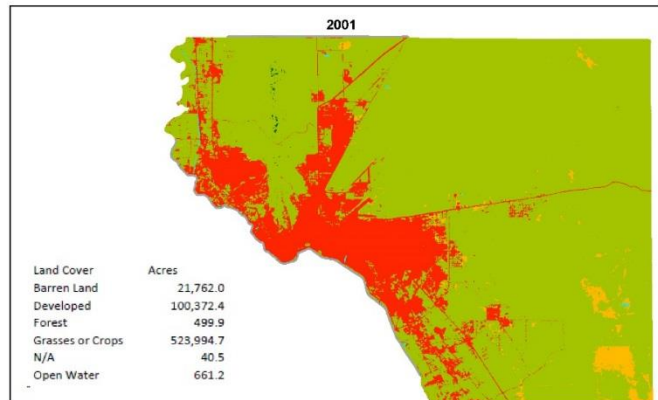


# GIS Projects

## PARKS AND SCHOOLS 1/4 MILE NETWORK BUFFERS



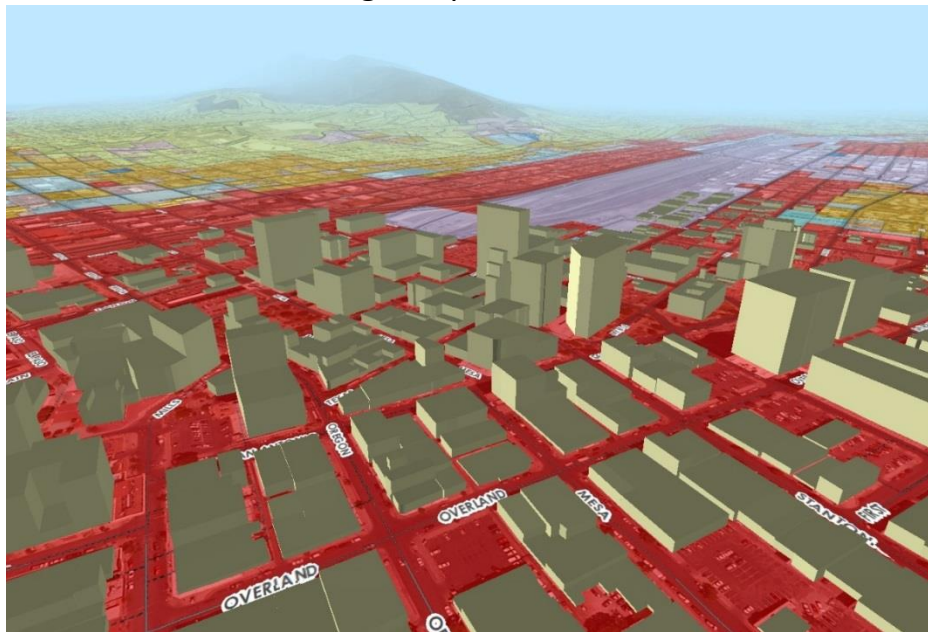
## Land cover comparison 2001 vs 2011







### Residential Permits Issued in FY2017





## Code Amendments

- Infill Development Special Permit
  - Updated geographic criteria
  - Added design requirements & guidelines

## Interdepartmental Collaboration

- Infill & Transit Oriented Development Incentive Policies (w/Economic Development)

## Ongoing Projects

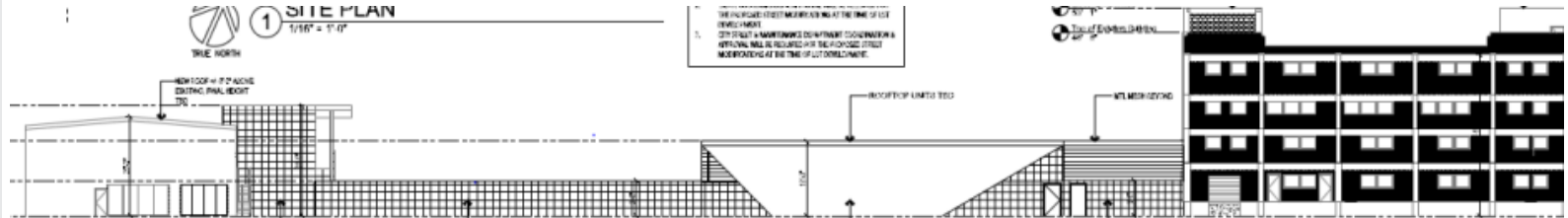
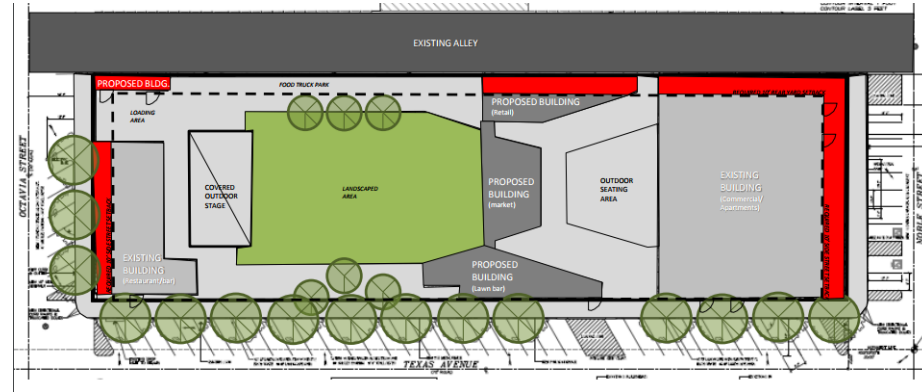
- Staff report format updates
- Title 20 use definitions clean-up
- Policy design criteria
- Title 20 Personal Wireless Service Facilities





# Infill Applications

- Infill Development Special Permit
  - Requirements updated May 2017





# New Development Input


- Interdepartmental Collaboration (Economic Development)
  - Incentives
  - Design recommendations





# Staff Reports

Old

  
*City of El Paso – City Plan Commission Staff Report*

Case No: PZCR16-00004 (Related to Condominium Release Application PZCR16-00002)  
Application Type: Rezoning  
CPC Hearing Date: April 21, 2016  
Staff Planner: Jeff Howell, (915) 212-1607, howellj@elpasotexas.gov

Location: 9639 & 9701 Socorro Road  
Legal Description: Tracts 12-A and 13-A, Block 51, Ysleta Grant, City of El Paso, El Paso County, Texas  
Acreage: 7.064 acres  
Rep District: 6  
Existing Zoning: A-2/uc (Apartments/special contract), C-4/uc (Commercial/special contract), C-4/H/uc (Commercial/Historic/special contract)  
Existing Use: Vacant  
C/S/C SP ZBA/LNC: Ordinance No. 8993 imposed by a Special Contract  
Request: From A-2/uc (Apartments/special contract), C-4/uc (Commercial/special contract), C-4/H/uc (Commercial/Historic/special contract) to S-D/uc (Special Development/special contract) and S-D/H/uc (Special Development/Historic/special contract)  
Proposed Use: Low-volume retail commercial and Apartments

Property Owner: GECU  
Representative: SLI Engineering, Inc.

**SURROUNDING ZONING AND LAND USE**  
North: R-3 (Residential) / Single-family dwellings, R-3/H (Residential/Historic) / Single-family dwellings;  
South: R-4/uc (Residential/special contract) / Single-family dwellings, R-3/H/uc (Residential/Historic/special contract) / Single-family dwellings;  
East: R-4/uc (Residential/special contract) / Single-family dwellings;  
West: R-3/H/uc (Residential/Historic/special contract) / Single-family dwellings, C-4/H (Commercial) / Time shop

**THE PLAN FOR EL PASO DESIGNATION:** G-3, Post-War (Lower Valley Planning Area)  
**NEAREST PARK:** Caribe Park (2,012 feet)  
**NEAREST SCHOOL:** Camano Real Middle (6,303 feet)


**NEIGHBORHOOD ASSOCIATIONS**  
Mission Valley Civic Association

**NEIGHBORHOOD INPUT**  
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 28, 2016. Planning has received one phone call in opposition to the rezoning request.

**CASE HISTORY**  
Ordinance 8993, approved by City Council on April 14, 1987 rezoned the property from R-F (Ranch-Farm) to A-2 (Apartments) and C-4 (Commercial) and imposed conditions by a Special Contract. The special contract imposed conditions which limited the height of apartments to one-story on Parcel 2, required a subdivision plat to be recorded, dedication of additional right-of-way and landscape area along Socorro Road (Attachment #3).

PZCR16-00004 / April 21, 2016

Revised

  
**6110 Alameda Avenue**  
City of El Paso — Plan Commission — 11/2/2017  
PZCR17-00023 **Rezoning**


**STAFF CONTACT:** Adriana Martinez, 915-212-1611, [Marinead@elpasotexas.gov](mailto:Marinead@elpasotexas.gov)  
**OWNER:** Armando & Juan Olivas  
**REPRESENTATIVE:** Arcon Pro Design & Construction LLC  
**LOCATION:** 6110 Alameda Ave.  
**LEGAL DESCRIPTION:** Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, an Addition to the City of El Paso, El Paso County, Texas

**EXISTING ZONING:** R-4 (Residential) & C-4 (Commercial)  
**REQUEST:** To rezone from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial) for proposed Automobile Sales, Service, Storage And Rental Use  
**RELATED APPLICATIONS:** N/A  
**PUBLIC INPUT:** Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on October 18, 2017.

**STAFF RECOMMENDATION:** Approval (see pages 2–4 for basis for recommendation)

**SUMMARY OF REQUEST:** The property owner is requesting a rezoning from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial) to accommodate a proposed Automobile Sales, Service, Storage and Rental Use for the property located at 6110 Alameda Avenue. The area of the rezoning request is 0.41 acres, however the overall development is on a 1.29 acre property, which features four existing structures used for storage and two new prefabricated metal buildings to include an office space. The current use of the property is storage, automobile sales, and recycling facility.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial). The proposed zoning district is consistent with other commercial districts in the immediate area along Alameda, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-2 – Traditional (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.



PZCR17-00023 11/2/2017



# 20 in 2020

- Visionary Initiatives
  - Strategies and Goals for the future

## 20 IN 2020

- |  |   |
|--|---|
| <b>1</b> Complete renovation of Camino Real Hotel; Multipurpose Cultural and Performing Arts Center construction underway with parking solutions identified  | <b>11</b> Construct Sun City Lights entryways at: <ul style="list-style-type: none"><li>• El Paso Street</li><li>• Cincinnati Street/Baltimore/Glory Road</li><li>• Eastside Regional Park</li></ul>  |
| <b>2</b> Activate targeted development/redevelopment: <ul style="list-style-type: none"><li>• Rapid Transit System Corridors</li><li>• Medical Center of the Americas</li></ul>  | <b>12</b> Realize Aquatics Plan <ul style="list-style-type: none"><li>• Complete 8 spray parks</li><li>• Complete 3 regional family aquatic centers</li><li>• Complete 2-50 meter indoor competition pools</li></ul>  |
| <b>3</b> Attract two retail destination anchors <ul style="list-style-type: none"><li>• I-10 &amp; Zaragoza Entertainment Zone</li><li>• Indoor water resort attraction/interactive entertainment zone</li></ul>   | <b>13</b> Deliver programmed Quality of Life Bond projects: <ul style="list-style-type: none"><li>• Mexican-American Cultural Center</li><li>• Children's Museum</li><li>• East Regional Park, Phase I</li><li>• Eastside Sports Complex</li><li>• Zoo-Chihuahuan Desert Exhibit Complex</li><li>• Lomaland Com. Center</li><li>• Chantland Com. Center</li><li>• Alameda Com. Center</li></ul> |
| <b>4</b> Create comprehensive International Bridges Capital Improvement Program  | <b>14</b> Expand free Wi-Fi service at 27 Quality of Life facilities by 2020  |
| <b>5</b> Expand Airport development  | <b>15</b> Implement Cybersecurity Plan <ul style="list-style-type: none"><li>• Penetration testing for IT Cybersecurity needs 2017</li></ul>  |
| <b>6</b> Develop eco-tourism and heritage tourism strategy   | <b>16</b> Complete comprehensive livable wages review   |
| <b>7</b> Implement trailhead plan  | <b>17</b> Complete 2 Brio routes and streetcar system by 2018, and fourth Brio route operational by 2020 <ul style="list-style-type: none"><li>• Develop plan for next phase(s) of trolley system</li></ul>   |
| <b>8</b> Grow signature holiday attraction(s)  | <b>18</b> Deliver programmed Street Infrastructure projects, including: <ul style="list-style-type: none"><li>• Implementation of Bike Plan</li><li>• Street Reconstruction projects</li></ul>  |
| <b>9</b> Investment in Downtown historic structures  | <b>19</b> Program facility rehabilitation and equipment replacement plan  |
| <b>10</b> Expand investment in public safety operations <ul style="list-style-type: none"><li>• Add 300 new Police Officers; net 120 (2017-2020)</li><li>• Program annual Police and Fire vehicle replacement</li><li>• Development and completion of new public safety facilities</li></ul> | <b>20</b> Continue no-kill shelter effort leading to 90% live release rate by 2020  |

- #2, Targeted Redevelopment
- #3, Attract Destination Retail
- #9, Investment in Historic Structures





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